

PHA Plans

5 Year Plan for Fiscal Years 2001 - 2005
Annual Plan for Fiscal Year 2001

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Gastonia Housing Authority

PHA Number: NC057

PHA Fiscal Year Beginning: (mm/yyyy) 10/2001

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2001 - 2005
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: (state mission here)

The Gastonia Housing Authority is dedicated to providing this community with quality, affordable housing that is decent, safe, sanitary and in good repair and free from drugs and violent crime. We endeavor to provide livable communities that are made up of a diverse range of economic incomes so that the children of these communities have role models that are visibly striving to make economic gains for their families. We are committed to providing our residents with as many opportunities as possible to become self-sufficient. We shall do all of these things while serving our residents and neighboring citizens with the highest degree of professional courtesy, empathy and respect.

The GHA's Vision Statement is:

To provide quality housing on an interim basis to residents of diverse backgrounds, and provide financial opportunities while minimizing their economic sacrifices. We are committed to provide housing opportunities to allow residents to live in harmony and move toward self-sufficiency. We will do this by providing diverse services that will assist residents to set goals and move their families into a more favorable economic situation.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- ☐ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☐ Apply for additional rental vouchers:
 - ☒ Reduce public housing vacancies:
 - ☐ Leverage private or other public funds to create additional housing opportunities:
 - ☐ Acquire or build units or developments
 - ☐ Other (list below)
- ☐ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☒ Improve public housing management: (PHAS score) >90%
 - ☒ Improve voucher management: (SEMAP score) >90%
 - ☒ Increase customer satisfaction:
 - ☐ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - ☒ Renovate or modernize public housing units:
 - ☐ Demolish or dispose of obsolete public housing:
 - ☐ Provide replacement public housing:
 - ☐ Provide replacement vouchers:
 - ☐ Other: (list below)
- ☐ PHA Goal: Increase assisted housing choices
Objectives:
- ☒ Provide voucher mobility counseling:
 - ☒ Conduct outreach efforts to potential voucher landlords
 - ☐ Increase voucher payment standards
 - ☐ Implement voucher homeownership program:
 - ☐ Implement public housing or other homeownership programs:
 - ☐ Implement public housing site-based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☐ PHA Goal: Provide an improved living environment
Objectives:
- ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

- ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☒ Implement public housing security improvements:
- ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- ☐ PHA Goal: Promote self-sufficiency and asset development of assisted households
 - Objectives:
 - ☐ Increase the number and percentage of employed persons in assisted families:
 - ☒ Provide or attract supportive services to improve assistance recipients' employability:
 - ☐ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☐ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
 - Objectives:
 - ☐ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☐ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☐ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2001

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

- ☐ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Gastonia Housing Authority (GHA) has prepared this PHA Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements. GHA continues to use its Strategic Plan for guidance on management and operations goals and objectives. The Gray Group prepared this Plan in 1999 to evaluate GHA operations and prepare a citywide market study in conjunction with the Strategic Plan.

We have adopted the following mission statement to guide the activities of the Gastonia Housing Authority.

The Gastonia Housing Authority is dedicated to providing this community with quality, affordable housing that is decent, safe, sanitary and in good repair and free from drugs and violent crime. We endeavor to provide livable communities that are made up of diverse range of economic incomes so that the children of these communities have role models that are visibly striving to make economic gains for their families. We are committed to providing our residents with as many opportunities as possible to become self-sufficient. We shall do all of these things while serving our residents and neighboring citizens with the highest degree of professional courtesy, empathy and respect.

We have also adopted the following goals and objectives for the next five years.

(1) Reduce public housing vacancies

- (2) Acquire or build affordable housing
- (3) Improve public housing and Section 8 management
- (4) Increase customer satisfaction
- (5) Renovate or modernize public housing
- (6) Increase assisted housing choices by counseling, outreach, increased Payment Standards, implement voucher and public housing homeownership programs
- (7) Provide improved living environments through deconcentration, income mixing, security improvements and modernization of public housing units.
- (8) Promote self-sufficiency and ensure equal opportunity for all residents.

Our PHA Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the PHA Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the City of Gastonia's Consolidated Plan. Here are just a few highlights of our PHA Plan:

- Housing needs in Gastonia cross all boundaries of low-income families, minorities, non-minorities, elderly and disabled. The Consolidated Plan and this PHA Plan combine to develop short- and long-term goals to address these issues.
- Policies and procedures are in place to address deconcentration, local preferences, the latest eligibility, admissions and occupancy requirements. Calculations show that deconcentration efforts are not necessary in any of our three family developments.

Average income per development versus GHA-wide average income is as follows:

Cameron Courts	98%
Weldon Heights	106%
Mountain View	95%

- Flat rents have been developed that strikes a balance between market rental values and the need to further self-sufficiency. Payment Standards have been raised to 100% of FMR to encourage Section 8 recipients to look outside the traditionally low-income neighborhoods to reduce concentration of low-income neighborhoods.
- Capital improvements strike a balance between long-term viability, curb appeal and general maintenance to preserve the housing stock and make it more competitive with private market developments in the surrounding areas.

- There is a major commitment to reduce the incidents of drugs and crime and expand resident initiatives, self-sufficiency and community services, both with allocation of staff and funding. We will continue with our highly successful drug and crime prevention program that combines youth and family services with crime data collection from the Gastonia Police Department and police office patrols in all communities.
- The Plan has considered the Resident Advisory Board comments, input from staff and residents and the City of Gastonia's Consolidated Plan.

In summary, we are on course to improve the condition of affordable housing in Gastonia.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- ☒ Admissions Policy for Deconcentration (nc057a01)
☒ FY 2001 Capital Fund Program Annual Statement (nc057b01)
☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

RASS Follow-up Plan (nc057f01)
Community Services Requirements (nc057g01)
Section 8 Homeownership Capacity Statement (nc057h01)
Membership of the Resident Advisory Board or Boards (nc057i01)
Pet Policy Statement (nc057j01)
Progress Report (nc057k01)

Optional Attachments:

- ☐ PHA Management Organizational Chart
☒ FY 2001 Capital Fund Program 5 Year Action Plan (nc057c01)
☒ Public Housing Drug Elimination Program (PHDEP) Plan (nc057d01)
☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (nc057e01)
☐ Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
x	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
x	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
x	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	
x	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
x	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
x	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
x	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
x	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
x	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
x	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
x	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
x	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
x	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
x	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
x	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
x	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
x	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
x	GHA Pet Policy	Annual Plan
x	GHA Lease	Annual Plan

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	1651	5	5	3	2	2	2
Income >30% but <=50% of AMI	1372	4	5	3	2	2	2
Income >50% but <80% of AMI	2647	3	4	3	2	2	2
Elderly	1923	5	5	3	3	2	2
Families with Disabilities	1464	5	5	3	5	3	2
White	9118	5	4	3	2	2	2
African-American	586	5	5	3	3	2	2
Hispanic	29	5	5	3	3	2	2
Asian	29	5	5	3	3	2	2

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: May 2000
- ☐ U.S. Census data: the Comprehensive Housing Affordability Strategy
("CHAS") dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	197		149
Extremely low income <=30% AMI	169	86	
Very low income (>30% but <=50% AMI)	27	14	
Low income (>50% but <80% AMI)	1	.5	
Families with children	133	68	
Elderly families	56	28	
Families with Disabilities	43	22	
White	79	40	
Black	118	60	
Hispanic/Asian	0	0	
Race/ethnicity			

Housing Needs of Families on the Waiting List
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
If yes:
How long has it been closed (# of months)?
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes

Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	136		120
Extremely low income <=30% AMI	125	92	
Very low income (>30% but <=50% AMI)	10	7	
Low income (>50% but <80% AMI)	1	1	
Families with children	57	42	
Elderly families	14	10	
Families with Disabilities	19	14	
White	63	46	
Black	72	53	
Hispanic	0	0	
Asian	1	1	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	79	58	30
2 BR	47	35	46

3 BR	8	6	41
4 BR	2	1	2
5 BR			1
5+ BR			

Is the waiting list closed (select one)? ☒ No ☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☐ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☒ Other (list below)

Increase capacity of the Section 8 inspection department to provide better service to landlords and reduce initial approval of properties

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☐ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☐ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☐ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
- ☐ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☐ Seek designation of public housing for the elderly

- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☐ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☐ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☐ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	868,828	
b) Public Housing Capital Fund	715,998	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	5,545,959	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	98,227	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY-2000 Capital Fund Program	668,329	Capital/management improvements
3. Public Housing Dwelling Rental Income	687,220	PH operations
4. Other income (list below)		
Late fees, interest on checking, etc.	30,200	PH operations
Interest Income on CDs	59,130	
4. Non-federal sources (list below)		
Total resources	8,673,941	PH/Section 8 operations, maintenance, modernization, community/resident services

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- ☒ When families are within a certain number of being offered a unit: (state number) 5 – 20 depending on waiting list and rental success history
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☐ Other: (describe)
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- ☒ Criminal or Drug-related activity
- ☒ Rental history – including landlord references
- ☐ Housekeeping
- ☐ Other (describe)
- c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe)
- b. Where may interested persons apply for admission to public housing?
- ☒ PHA main administrative office
- ☐ PHA development site management office
- ☐ Other (list below)
- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**
1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- ☐ PHA main administrative office
 - ☐ All PHA development management offices
 - ☐ Management offices at developments with site-based waiting lists
 - ☐ At the development to which they would like to apply
 - ☐ Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- ☐ One
 - ☐ Two
 - ☒ Three or More
- b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
- In what circumstances will transfers take precedence over new admissions? (list below)
- ☒ Emergencies
 - ☒ Overhoused

- ☒ Underhoused
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans’ families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
Singles preference

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below) 2

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☐ At an annual reexamination and lease renewal
- ☒ Any time family composition changes

- ☐ At family request for revision
☐ Other (list)

(6) Deconcentration and Income Mixing

- a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. ☐ Yes ☒ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- ☐ Adoption of site based waiting lists
 If selected, list targeted developments below:
- ☐ Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
 If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments
 If selected, list targeted developments below:
- ☐ Other (list policies and developments targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ Criminal or drug-related activity only to the extent required by law or regulation
- ☐ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☐ Other (list below)

- b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☒ Criminal or drug-related activity
- ☐ Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- ☒ None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project-based certificate program
- ☐ Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- ☒ PHA main administrative office
- ☐ Other (list below)

(3) Search Time

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

1. Medical reasons
2. If applicant can show proof that he/she is making active, reasonable efforts to find housing

(4) Admissions Preferences

a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
Singles preference

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below) 2

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☐ The Section 8 Administrative Plan
☐ Briefing sessions and written materials
☐ Other (list below)

- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☐ Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

- a. Use of discretionary policies: (select one)

- ☒ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

- b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☒ \$1-\$25
- ☐ \$26-\$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member
- ☐ For increases in earned income
- ☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- ☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☒ Any time the family experiences an income increase – family must report all changes in income/family but increases in rent do not take effect until next re-exam date. Decreases are calculated from date of notification
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- ☐ Other (list below)

- g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- ☒ The section 8 rent reasonableness study of comparable housing
 - ☐ Survey of rents listed in local newspaper
 - ☐ Survey of similar unassisted units in the neighborhood
 - ☒ Other (list/describe below) – third-party market study/rent comparability analysis conducted in late 1999

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☒ 100% of FMR
- ☐ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level?

(select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☒ Other (list below)
Input from landlords, advise of Section 8 Landlord Advisory Board and market conditions

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☒ \$1-\$25
- ☐ \$26-\$50

b. ☐ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☐ An organization chart showing the PHA's management structure and organization is attached.
- ☒ A brief description of the management structure and organization of the PHA follows:

The GHA Board of Commissioners consists of five (5) members with a Chair and Vice-Chair that make policy and review operations on a monthly meeting basis.

The Executive Director is responsible for supervision of agency, day-to-day activities and for implementing and enforcing policy adopted by the Board of Commissioners.

There are four (4) department directors (Accounting Technician, Section 8 Supervisor, Housing Services Supervisor and Maintenance Director) that are responsible for supervision, policy recommendations, compliance with laws and regulations and oversight of day-to-day operations. The Accounting Technician supervises the Accounting Technician and is responsible for budgets, payroll, accounting, insurance, leave, etc.. Two staff members and a fee accountant support him in the operation of the finance department.

The Section 8 Supervisor supervises three Section 8 Occupancy Specialists, two Section 8 Inspectors and one Inspector Assistant.

The Housing Services Supervisor Specialist supervises two Housing Services Specialists and one Community Services Coordinator. An Admissions Specialist is responsible for maintaining the waiting list and conducting intake classes.

The Maintenance Director supervises the Administrative Assistance, Maintenance Mechanics/Laborers and Force Account crew. He also supervises and implements the Capital Fund Program.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	373	100
Section 8 Vouchers	985	150

Section 8 Certificates		
Section 8 Mod Rehab	69	24
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	356	60
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Admissions and Continued Occupancy Policy
 Disposition Policy
 Grievance Procedure Policy
 One Strike and You're Out Policy
 Pet Policy
 Rent Collection Policy
 Resident Initiatives Policy
 Procurement Policy
 Statement of Policy Governing Capitalization of Fixed Assets
 Statement of Policy Governing Depreciation of Fixed Assets
 Maintenance Policy
 Facilities Use Policy
 Pest Control Policy
 Check Signing Authorization Policy
 Funds Transfer Policy
 Equal Housing Opportunity Policy

(2) Section 8 Management: (list below)

Administrative Plan for the Section 8 Certificate and Voucher Programs
Check Signing Authorization Policy
Funds Transfer Policy
Equal Housing Opportunity Policy

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6.
Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- ☒ PHA main administrative office
 - ☐ PHA development management offices
 - ☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- ☒ PHA main administrative office
 - ☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) (nc057b01)

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) (nc057c01)

-or-

- ☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☐ Yes ☐ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - ☐ Revitalization Plan under development
 - ☐ Revitalization Plan submitted, pending approval
 - ☐ Revitalization Plan approved
 - ☐ Activities pursuant to an approved Revitalization Plan underway

- ☐ Yes ☐ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
- If yes, list development name/s below:

- ☐ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
- If yes, list developments or activities below:

- ☐ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
- If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☐ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date

submitted or approved:

- ☐ Units addressed in a pending or approved HOPE VI demolition application
(date submitted or approved:)
- ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)
- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/>	HOPE I
<input type="checkbox"/>	5(h)
<input type="checkbox"/>	Turnkey III
<input type="checkbox"/>	Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	
<input type="checkbox"/>	Approved; included in the PHA’s Homeownership Plan/Program
<input type="checkbox"/>	Submitted, pending approval
<input type="checkbox"/>	Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	
<input type="checkbox"/>	Part of the development
<input type="checkbox"/>	Total development

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- ☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
☐ 26 - 50 participants
☒ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

☒ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

The program has not been determined at this time

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 16/05/01

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals
☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
☐ Jointly administer programs
☐ Partner to administer a HUD Welfare-to-Work voucher program
☐ Joint administration of other demonstration program
☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☐ Public housing rent determination policies
- ☐ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Parenting skills	30	Volunteer	Site community building	Public housing
Budgeting skills	10	Volunteer	Site community building	Public housing
Nutrition skills	25	Volunteer	Site community building	Public housing
Computer skills	6	Volunteer	Site community building	Public housing
Homeownership	7	FSS program	Main office	Public housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - ☒ Informing residents of new policy on admission and reexamination
 - ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
 - ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
 - ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents
(select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower-level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☐ Resident reports
- ☐ PHA employee reports
- ☒ Police reports
- ☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)
Cameron Courts

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☒ Crime Prevention Through Environmental Design – will be proposed in our FY-2001 PHDEP proposal
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☒ Other (describe below)
GHA is receiving monthly crime data from the Gastonia Police Department
Police patrols have been established in all developments
A consultant is providing technical assistance with policies and procedures
Purchased an adjacent property where drugs dealing was prevalent

2. Which developments are most affected? (list below)

Cameron Courts, Weldon Heights, Mountain View, Linwood Terrace

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☒ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents
- ☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services – agreements with individual officers
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2001 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☒ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?

☒ Yes ☐ No: This PHDEP Plan is an Attachment. (nc057d01)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

GHA Pet Policy is included under List of Supporting Documents Available for Review

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☒ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)

- ☐ Not applicable
- ☐ Private management
- ☐ Development-based accounting
- ☐ Comprehensive stock assessment
- ☐ Other: (list below)

3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- ☒ Attached at Attachment (File name) (nc057e01)
 - ☐ Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary.
 - ☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:
 - ☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

A resident or assisted person will be elected to the Gastonia Housing Authority Board of Commissioners in June 2002. This will be the first opening on the Board since the requirement went into effect

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: City of Gastonia, NC
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Implementation of a Section 8 Homeownership Program
 - Request additional Housing Choice or Special Vouchers if available.

☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The City of Gastonia is committed to working with the Gastonia Housing Authority in the identification of housing needs.

The Consolidated Plan contains language that the City recognizes our CGP Annual and 5-Year CGP Plans. It goes on to state that the “City fully supports the GHA in their five-year planning process and their plan is incorporated into this document [Consolidated Plan] by reference. GHA fully expects the City to provide the same level of support for this PHA Plan.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

☐ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

**THE
GASTONIA HOUSING
AUTHORITY**

**DECONCENTRATION POLICY
May 2000**

ADMISSIONS POLICY FOR DECONCENTRATION

PURPOSE

The purpose of this policy is to ensure acceptable deconcentration and income mixing of developments occupied predominately by families with children. It is intended to complement the Deconcentration of Poverty and Income Mixing language found in GHA's Admissions and Occupancy Policy.

BACKGROUND

The Board of Commissioners formally adopted a revision to the Admissions and Occupancy Policy on June 14, 1999 pertaining to deconcentration and income mixing of all developments. This action formalized GHA's long-standing policy of not concentrating higher- or lower-income households in any one development. This policy provides additional guidance to staff in the continued implementation of deconcentration and income mixing.

STATEMENT ON DECONCENTRATION AND INCOME MIXING

It is the policy of the Gastonia Housing Authority to promote and encourage deconcentration and income mixing in all developments. Further, the Gastonia Housing Authority has in the past adhered to the policy of deconcentration and mixed incomes developments and is committed to continuing this policy in the future.

DEFINITIONS

Deconcentration of poverty – the process of selecting families for admission to developments occupied predominately by families with children to prevent the concentration of lower-income or higher income households in any specific development.

Income-mixing – the process of selecting families to ensure that a mix of households with a full range of incomes is housed in any specific development.

Development – For the purposes of this policy, development means any development occupied predominately by families with children.

Average authority-wide household income – Housing authority-wide average income of all households in all developments. Total of household incomes divided by total number of households in all developments.

Average household income - Average income of all households in any specific development. Total of household incomes divided by total number of households in that development.

Higher-income development – Development with an average family income over the average GHA household income.

Lower-income development - Development with an average family income below the average GHA household income.

PROCEDURES

Staff will monitor the admissions of families on an ongoing basis to prevent the concentration of higher- or lower-income families in any development.

The average authority-wide household income and average household incomes for each development will be reviewed biannually. A determination will be made as to the existence of higher-or lower-income developments and addressed accordingly.

If the biannual review of average household income for each individual development indicates that the average income of any development is above or below the average authority-wide household income by more than 15 percent, actions as described below will be taken

- Skipping over certain families on the waiting list based on income;
- Taking appropriate affirmative marketing actions;
- Reviewing procedures to determine if additional applicant consultation and dissemination of information is required; and/or
- Providing additional supportive services and amenities.

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Gastonia Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P05750101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	143,200.00			
3	1408 Management Improvements	63,000.00			
4	1410 Administration	71,460.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	186,415.00			
10	1460 Dwelling Structures	136,423.00			
11	1465.1 Dwelling Equipment—Nonexpendable	35,500.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	45,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Gastonia Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P05750101 Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	715,998.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	16,750.00			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Gastonia Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P05750101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	A. General	1406	100	143,200.00				
	Sub-Total			143,200.00				
HA-Wide	A. Computer Software Upgrade	1408	5	5,000.00				
Management	B. Administrative training	1408	3	5,000.00				
Improvement	C. Maintenance skills training	1408	3	8,000.00				
	D. Asbestos training update	1408	LS	3,000.00				
	E. Resident Initiatives Program	1408	100	42,000.00				
	Sub Total			63,000.00				
HA-Wide	A. Partial Funding for HA staff involved							
Administrative	in Capital Grant Program	1410	LS	71,460.00				
	Sub Total			71,460.00				
HA-Wide	A. Consultant fees for CGF	1430	100	5,000.00				
Fees & Costs	B. A/E Fees	1430	100	20,000.00				
	C. Criminal/Drug reduction process	1430	100	10,000.00				
	Sub Total			35,000.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Gastonia Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P05750101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC57-1A	A. Install clotheslines	1450	20	3,000.00				
Cameron Courts	B. Install playground equipment	1450	LS	12,000.00				
	C. Landscape improvements	1450	LS	5,000.00				
	D. Sidewalk replacement	1450	LS	14,500.00				
	E. Replace heat pump	1475	1	8,000.00				
	F. Paint/Repair interiors	1460	LS	10,725.00				
	Sub Total			53,225.00				
NC57-1B	A. Landscape improvements	1450	LS	35,000.00				
Weldon Heights	B. Replace sanitary lines	1450	3000	55,475.00				
	C. Install clotheslines	1450	20	3,000.00				
	D. Sidewalk replacement	1450	1540 LF	9,240.00				
	E. Paint/Repair Exterior	1460	LS	12,000.00				
	F. Paint/Repair Interior	1460	63	31,975.00				
	G. Install mail boxes	1450	10	6,000.00				
	H. Floor tile installation	1460	10	18,523.00				
	Sub Total			171,213.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Gastonia Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P05750101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC57-1C	A. Landscape improvements	1450	LS	20,000.00				
Mt. View	B. Install project signs	1450	3	3,000.00				
	C. Install mail boxes	1450	10	3,000.00				
	D. Paint/Repair Interiors	1460	29	14,725.00				
	E. Paint/Repair Exteriors	1460	10	12,000.00				
	F. Patch/Repair parking lots	1460	2000	4,000.00				
	Sub Total			56,725.00				
NC57-3	A. Install project signs	1450	1	1,200.00				
Linwood Terrace	B. Sanitary sewer replacement	1450	600 LF	12,000.00				
	C. Paint/Repair Interior	1450	LS	14,725.00				
	D. Replace water heater tempering valve	1460	50	5,000.00				
	Sub Total			32,925.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Gastonia Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P05750101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	A. Install screen doors	1460	50	10,000.00				
Dwelling	B. Ranges	1465	50	12,500.00				
Structures &	C. Refrigerators	1465	50	20,000.00				
Equipment	D. Install security screens	1460	50	6,750.00				
	E. Install appliance ID tags	1465	800	3,000.00				
	Sub Total			52,250.00				
HA-Wide	A. Upgrade computer hardware	1475		5,000.00				
Non-Dwelling	B. Replace maintenance vehicle	1475		20,000.00				
Equipment	C. Purchase small equipment/tools	1475		12,000.00				
	Sub Total			37,000.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Gastonia Housing Authority		Grant Type and Number Capital Fund Program No: NC19P05750101 Replacement Housing Factor No:					Federal FY of Grant: 2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC57-1A	09/30/03			09/30/04			
Cameron Courts							
NC57-1B	09/30/03			09/30/04			
Weldon Heights							
NC57-1C	09/30/03			09/30/04			
Mt. View							
NC57-3	09/30/03			09/30/04			
Linwood Terrace							
HA-Wide	09/30/03			09/30/04			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Gastonia Housing Authority				X Original 5-Year Plan Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005
	Annual Statement				
NC57-1A					
Cameron Courts	53,225.00	116,925.00	183,895.00	70,145.00	70,145.00
NC57-1B					
Weldon Heights	171,213.00	141,238.00	141,238.00	212,473.00	212,473.00
NC57-1C					
Mt. View	56,725.00	85,400.00	85,400.00	156,635.00	156,635.00
NC57-3					
Linwood Terrace	32,925.00	136,770.00	69,800.00	27,000.00	27,000.00
HA-Wide	401,910.00	235,665.00	235,665.00	249,745.00	249,745.00
CFP Funds Listed for 5- year planning	715,998.00	715,998.00	715,998.00	715,998.00	715,998.00
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2002 PHA FY: 2002			Activities for Year: <u>2</u> FFY Grant: 2002 PHA FY: 2002		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	NC57-1A	Landscaping Improve.	5,000.00	NC57-1C	Landscaping Improve.	10,000.00
Annual	Cameron Courts	Sidewalk Replace.	14,500.00	Mt. View	Paint/Repair Ext.	12,000.00
Statement		Install project sign	2,000.00		Paint/Repair Int.	17,400.00
		Paint/Repair Ext.	11,520.00		Repair Parking lots	4,000.00
		Paint/Repair Int.	14,700.00		Replace Cabinets	30,000.00
		Repair/Replace tile	18,525.00		Replace sewer line	12,000.00
		Replace Awning	1,800.00		Sub Total	85,400.00
		Upgrade ele. system	48,880.00	NC57-3	Replace sewer line	12,000.00
		Sub Total	116,925.00	Linwood Terrace	Paint/Repair Int.	15,000.00
	NC57-1B	Landscaping Improve.	10,000.00		Upgrade elec. system	100,000.00
	Weldon Heights	Replace sewer lines	55,475.00		Replace HVAC	9,770.00
		Replace sidewalks	9,240.00		Sub Total	136,770.00
		Paint/Repair Ext.	12,000.00	HA-Wide	Management Improve.	75,305.00
		Paint/Repair Int.	36,000.00		Administrative Costs	71,460.00
		Repair/Replace tile	18,523.00		Fees and Costs	37,000.00
		Sub Total	141,238.00		Replace Appliances	20,000.00
					Furnace duct renew.	14,400.00
					Security Screens	7,500.00
					Screen Doors	10,000.00
					Sub Total	235,665.00
Total CFP Estimated Cost			\$			\$715,998.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year: <u>3</u> FFY Grant: 2003 PHA FY: 2003			Activities for Year: <u>3</u> FFY Grant: 2003 PHA FY: 2003		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
NC57-1A	Landscaping improve.	5,000.00	NC57-1C	Landscaping Improve.	10,000.00
Cameron Courts	Paint/Repair Ext.	11,520.00	Mt. View	Paint/Repair Ext.	12,000.00
	Paint/Repair Int.	14,700.00		Paint/Repair Int.	17,400.00
	Repair/Replace tile	18,525.00		Repair parking lot	4,000.00
	Upgrade elec. system	134,150.00		Replace cabinets	30,000.00
	Sub Total	183,895.00		Replace sewer line	12,000.00
				Sub Total	85,400.00
NC57-1B	Landscape Improve.	10,000.00			
Weldon Heights	Replace sewer line	55,475.00	NC57-3	Replace sewer line	12,000.00
	Replace Sidewalks	9,240.00	Linwood Terrace	Paint/Repair Int.	35,000.00
	Paint/Repair Ext.	12,000.00		Paint/Repair Ext	31,200.00
	Paint/Repair Int.	36,000.00		Replace Sidewalk/ramps	3,600.00
	Repair/Replace tile	18,523.00		Sub Total	69,800.00
	Sub Total	141,238.00			
			HA-Wide	Replace Appliances	20,000.00
HA-Wide	Management Improve.	75,305.00		Security Screens	7,500.00
	Administrative Cost	71,460.00		Screen Doors	10,000.00
	Fees and Costs	37,000.00		Sub Total	51,900.00
	Sub Total	183,765.00			
Total CFP Estimated Cost		\$			\$715,998.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : __4__ FFY Grant: 2004 PHA FY: 2004			Activities for Year: __4__ FFY Grant: 2004 PHA FY: 2004		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
NC57-1A	Landscape Improve.	5,000.00	NC57-1C	Landscaping Improve.	10,000.00
Cameron Courts	Paint/Repair Ext.	11,520.00	Mt. View	Paint/Repair Ext.	12,000.00
	Paint/Repair Int.	14,700.00		Paint/Repair Int.	17,400.00
	Repair/Replace tile	18,525.00		Patch/Repair parking lot	4,000.00
	Replace Washer boxes	20,400.00		Replace cabinets	30,000.00
	Sub Total	70,145.00		Replace washer boxes	21,235.00
				Upgrade elec. system	50,000.00
				Sub Total	156,635.00
NC57-1B	Landscape Improve.	10,000.00			
Weldon Heights	Replace sewer line	55,475.00			
	Replace Sidewalks	9,240.00	NC57-3	Replace sewer line	12,000.00
	Paint/Repair Ext.	12,000.00	Linwood Terrace	Paint/Repair Int.	15,000.00
	Paint/Repair Int.	36,000.00		Sub Total	27,000.00
	Repair/Replace tile	18,523.00			
	Replace washer boxes	21,235.00	HA-Wide	Replace Appliances	20,000.00
	Upgrade elec. system	50,000.00		Security Screens	7,500.00
	Sub Total	212,473.00		Screen Doors	10,000.00
				Termite Control	28,480.00
				Sub Total	65,980.00
HA-Wide	Management Improve.	75,305.00			
	Administrative Costs	71,460.00			
	Fees and Costs	37,000.00			
	Sub Total	183,765.00			
Total CFP Estimated Cost		\$			\$715,998.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : <u>5</u> FFY Grant: 2005 PHA FY: 2005			Activities for Year: <u>5</u> FFY Grant: 2005 PHA FY: 2005		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
NC57-1A	Landscape Improve.	5,000.00	NC57-1C	Landscaping Improve.	10,000.00
Cameron Courts	Paint/Repair Ext.	11,520.00	Mt. View	Paint/Repair Ext.	12,000.00
	Paint/Repair Int.	14,700.00		Paint/Repair Int.	17,400.00
	Repair/Replace tile	18,525.00		Patch/Repair parking lot	4,000.00
	Replace Washer boxes	20,400.00		Replace cabinets	30,000.00
	Sub Total	70,145.00		Replace washer boxes	21,235.00
				Upgrade elec. system	50,000.00
				Sub Total	156,635.00
NC57-1B	Landscape Improve.	10,000.00			
Weldon Heights	Replace sewer line	55,475.00			
	Replace Sidewalks	9,240.00	NC57-3	Replace sewer line	12,000.00
	Paint/Repair Ext.	12,000.00	Linwood Terrace	Paint/Repair Int.	15,000.00
	Paint/Repair Int.	36,000.00		Sub Total	27,000.00
	Repair/Replace tile	18,523.00			
	Replace washer boxes	21,235.00	HA-Wide	Replace Appliances	20,000.00
	Upgrade elec. system	50,000.00		Security Screens	7,500.00
	Sub Total	212,473.00		Screen Doors	10,000.00
				Termite Control	28,480.00
				Sub Total	65,980.00
HA-Wide	Management Improve.	75,305.00			
	Administrative Costs	71,460.00			
	Fees and Costs	37,000.00			
	Sub Total	183,765.00			
Total CFP Estimated Cost		\$			\$715,998.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 3 FFY Grant: 2003 PHA FY: 2003			Activities for Year: _____ FFY Grant: _____ PHA FY: _____		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Total CFP Estimated Cost		\$			\$

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name <i>Anytown Housing Authority</i>				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005
	Annual Statement				
<i>10-01/Main Street</i>		<i>\$80,000</i>	<i>\$36,000</i>	<i>\$65,000</i>	<i>\$55,000</i>
<i>10-02/Broadway</i>		<i>\$90,000</i>	<i>\$40,900</i>	<i>\$40,000</i>	<i>\$43,000</i>
<i>HA-wide</i>		<i>\$100,000</i>	<i>\$50,000</i>	<i>\$35,000</i>	<i>\$27,000</i>
CFP Funds Listed for 5- year planning		<i>\$270,000</i>	<i>\$162,900</i>	<i>\$140,000</i>	<i>125,000</i>
Replacement Housing Factor Funds		<i>\$40,000</i>			

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : <u> 4 </u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u> 5 </u> FFY Grant: 2005 PHA FY: 2005		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
10-01/Main Street	Storage sheds and landscaping	\$65,000	10-01/Main Street	Replace bathroom tile	\$55,000
10-02/Broadway	Tub/shower replacement	\$40,000	10-02/Broadway	New gutters and interior doors	\$43,000
HA-wide	Lead-based paint abatement	\$35,000	HA-wide	Office Furniture	\$27,000
Total CFP Estimated Cost		\$140,000			\$125,000

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$ 98,277

B. Eligibility type (Indicate with an “x”) N1 _____ N2 _____ R X

C. FFY in which funding is requested 2001

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The goal of our proposed DEG program is to provide continuing police presence in all developments and reduce crime and drug activities. This proposal is to serve adults and youth through programs such as Boy and Girl Scouts, an after school program, Anti Drug & Crime Youth Rally, Future Leaders of Tomorrow, PHASAC “Drop Out Prevention” program, counseling, job skills, parenting, stress management, and budgeting. These components will improve social behavior; improve parental attitude and involvement, while reducing Crime and drugs in the GHA communities.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Weldon Heights	122	329
Mountain View	108	368
Cameron Courts	68	153
Linwood Terrace	100	107

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

6 Months _____ **12 Months** _____ **18 Months** _____ **24 Months** x **Other** _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	N/A				
FY 1996	N/A				
FY 1997	N/A				
FY1998	\$120,000	NC19DEP0570198	\$0.00	GE	6/10/2000
FY 1999	\$87,976	NC19DEP0570199	\$0.00		12/17/2000

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The following agencies will partner with GHA in the implementation of its 2000 PHDEP. The Gastonia Police, Success, Inc., Boys and Girl Scouts, Choices Unlimited, North Carolina Cooperative Extension, Resident Organizations, Salvation Army Boys & Girls Club, Support Our Students, and the independent evaluator. These services include additional police presence on sites, after school intervention, drop out prevention, the promotion of leadership, and public service, self-sufficiency and job readiness skills. In addition, the evaluator will measure the incidence of drug related crime, resident participation in programs to reduce drug use, and program effectiveness. These programs will be coordinated and expanded through the continuing services of a PHDEP Drug Elimination Coordinator.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY _____ PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$35,000
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	\$53,277
9170 - Drug Intervention	\$4,000
9180 - Drug Treatment	
9190 - Other Program Costs	\$6,000
TOTAL PHDEP FUNDING	\$98,277

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$		
Goal(s)	1. To provide additional police service to reduce drugs, drug trafficking and other criminal activities. 2. To develop a working relationship between the residents, the authority and the city police.						
Objectives	1. To increase police presence in order to deter criminal and drug activities in all four of the GHA communities. 2. To promote educational activities concerning drugs, safety, and prevention for residents.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1.Patrol Communities			1/1/01	1/1/03	\$35,000	-0-	Police Crime Reports
2.Crime Stats Liaison 0			1/1/01	1/1/03	-0-	-0-	Resident Perceptions
3.Educational Workshops			1/1/01	1/1/03	-0-	-0-	Resident Participation
4.Kids Club			1/1/01	1/1/03	-0-	-0-	Evaluator

9120 - Security Personnel					Total PHDEP Funding: \$0		
Goal(s)	NONE						
Objectives	NONE						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9130 - Employment of Investigators					Total PHDEP Funding: \$0		
Goal(s)	NONE						
Objectives	NONE						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$0		
Goal(s)	NONE						
Objectives	NONE						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$0		
Goal(s)	NONE						
Objectives	NONE						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$53,277		
Goal(s)	1. To develop positive character traits, improve social behavior, and promote self-confidence and to encourage contact with positive youth peers, while providing job readiness and parenting skills.						
Objectives	1. To promote drug education, resistance skills, leadership, and increase community awareness and services through proposed programs. 2. To enhance job skills and job placement and improve parenting skills.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.Boy Scouts	40	Males (10-14)	1/1/01	1/1/03	\$12,000	-0-	Participation
2.Girls Scouts	40	Female (10-14)	1/1/01	1/1/03	\$6,189	-0-	Participation/Provider Assessment
3.Kids Club/Weldon Heights After School Program	20	Youth (3-12)	1/1/01	1/1/03	\$1,500	-0-	Participation/Provider Assessment
4. Parenting Program	25	Adults	1/1/01	1/1/03	\$2,000	-0-	Surveys
5.Choices Unlimited	25	Adults	1/1/01	1/1/03	\$3,500	-0-	Evaluator
6. DEG Coordinator		Youth/Adult	1/1/01	1/1/03	\$20,000	-0-	Coordination/Evaluations
7. Support Our Students	50	Youth (10-14)	1/1/01	1/1/03	-0-	-0-	Participation
8. Salvation Army Boys	50	Youth (10-14)	1/1/01	1/1/03	-0-	-0-	Participation
9. PHASAC	24	Youth (12-18)	1/1/01	1/1/03	\$3,196	-0-	Participation
10. Future Leaders of Tomorrow/ABCDE	16	Female (12-17)	1/1/01	1/1/03	\$2,696	-0-	Participation
11. Anti Drug & Crime Rally	60	Youth	1/1/01	1/1/03	\$2,196	-0-	Participation

9170 - Drug Intervention					Total PHDEP Funding: \$4,000		
Goal(s)	1. To provide after school intervention for high-risk children.						
Objectives	1. To improve social skills by increasing the number of positive, social, educational and recreational outlets. 2. To improve academic performance through tutoring and contact with positive role models.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1. Success, Inc.	10	At risk youth	1/1/01	1/1/03	\$4,000	-0-	Provider Assessment Pre and Post Test Participation Evaluator
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$6,000		
Goal(s)	1. To provide a comprehensive assessment of the quality and effectiveness of programs to identify the needs for continuation, modification and/or elimination of programs that are to reduce crime and drug activities.						
Objectives	1. To collect and analyze data of program outcomes to determine program needs and client satisfaction. 2. Monitor activities and provide feedback to promote compliance and progress.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Monitor Program			1/1/01	1/1/03	\$3,000	-0-	Reports
2. Collect Data			1/1/01	1/1/03	-0-	-0-	Evaluations
3. Analyze Data			1/1/01	1/1/03	-0-	-0-	Assessments
4. Assess Program			1/1/01	1/1/03	-0-	-0-	Evaluator
5. Provide Feedback			1/1/01	1/1/03	\$3,000	-0-	

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activity 1	\$8,750	Activity 1	\$17,500
9120				
9130				
9140				
9150				
9160	Activity 1,2,5,6,9,10,11	\$31,127	Activity 1,2,3,4,5,6,9,10,11	\$26,639
9170				
9180	Activity 1	\$2,000	Activity 1	\$2,000
9190	Activity 1	\$3,000	Activity 1	\$3,000
TOTAL		\$44,877		\$49,139

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

April 20, 2001

Ms. Sereria Beasley
2103 Lyon St.
Gastonia, NC 28052

Dear Ms. Beasley:

**Subject: Gastonia Housing Authority Resident Advisory Board (RAB) Meeting
Thursday, April 25, 2001 at 1:30 p.m., GHA Central Office**

The Gastonia Housing Authority (GHA) is in the process of submitting its Annual Agency Plan to HUD as required by Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA). This act requires Authorities to create a Public Housing Authority (PHA) plan that is intended to serve as an operations, planning, and management tool for Authorities. The plan must be developed in consultation with a Resident Advisory Board (RAB) composed of residents who will make recommendations regarding the development of the PHA Plan.

It is at this time that the Gastonia Housing Authority would like to invite you to be apart of this Resident Advisory Board to assist and to make recommendations regarding the development of the PHA Plan. All recommendations will be carefully considered and a description of the manner in which the GHA will address these recommendations will be included in the PHA Plan. GHA will be submitting this plan to its HUD's Office in Greensboro, NC by July 15, 2001, which is the due date for the PHA Plan submittal.

Please consider being a part of this Resident Advisory Board. A meeting has been scheduled for Thursday, April 26, 2001 at 1:30 p.m. at our Central Office at 340 W. Long Avenue. This meeting will be an informative meeting describing the actual PHA plan. Copies of the plan will be available at this meeting.

Ms. Beasley
April 20, 2001
Page 2

I look forward to seeing you at the meeting. Please RSVP by Wednesday, April 25, 2001 to assist us in preparing for the meeting. You may call Tangela Hinton at (704) 864-6771, Extension 211 if you have questions or need additional information.

Sincerely,

GASTONIA HOUSING AUTHORITY

Gary Foster
Executive Director

WGF:tlh
Enclosure

RAB Minutes for meeting held on Thursday, April 25, 2001 at 1:30 p.m.

The GHA invited thirty-nine residents to attend an initial meeting for the organization of the Resident Advisory Board. Five residents attended the meeting, of which four represented the Public Housing Program, one represented the Section –8 program and three persons represented the GHA.

Prior to the meeting, the residents received mailed correspondence outlining the expected roles of the RAB members. This vital information was reviewed and discussed at the meeting. The residents were given materials concerning the 5-Year Plan, the Annual Plan, Expected Roles of the RAB, PHAS Scores, and the current suggestions to be included in the GHA's Follow-Up Plan for its RASS submittal. The RAB were asked to provide input for the Follow-up Plan at the next RAB meeting to be held on Thursday, May 10, 2001 at 3:00 p.m.

The residents were encouraged to inform other residents in their communities about the Agency Plan and about what was discussed at this meeting. They were also asked to invite other residents to the next RAB meetings.

At the close of the meeting, the RAB members asked to receive copies of the PHA Plan submitted to HUD on last year (October 2000). Copies were mailed to the RAB on April 25, 2001.

Residents who did not attend this meeting were to attend the next scheduled meeting. The attached letter will be resent to the residents inviting them to attend the meeting on Thursday, May 10, 2001 at 3:00 p.m.

RAB members will be given a courtesy call to remind them of the upcoming meeting.

Residents attending the meeting are listed below:

WILMA WILLIAMS	2109 LYON ST.	GASTON IA	NC	2805 2	810-6594
FOSTINA THROWER	549 HENDERSON ST.	GASTON IA	NC	2805 2	704-867-3864
JANE DEE	1527 CONRAD AVE	GASTON IA	NC	2805 2	704-867-6743
LINDA RHYNE	1518 CONRAD AVE	GASTON IA	NC	2805 2	704-864-6028
JANET GORDON	550 S. BOYD ST.	GASTON IA	NC	2805 2	704-862-0161

May 4, 2001

Ms. Sereria Beasley
2103 Lyon St.
Gastonia, NC 28052

Dear Ms. Beasley:

**Subject: Gastonia Housing Authority Resident Advisory Board (RAB) Meeting
Thursday, May 10, 2001 at 1:30 p.m., GHA Central Office**

The Gastonia Housing Authority (GHA) is in the process of submitting its Annual Agency Plan to HUD as required by Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA). This act requires Authorities to create a Public Housing Authority (PHA) plan that is intended to serve as an operations, planning, and management tool for Authorities. The plan must be developed in consultation with a Resident Advisory Board (RAB) composed of residents who will make recommendations regarding the development of the PHA Plan.

It is at this time that the Gastonia Housing Authority would like to invite you to be apart of this Resident Advisory Board to assist and to make recommendations regarding the development of the PHA Plan. All recommendations will be carefully considered and a description of the manner in which the GHA will address these recommendations will be included in the PHA Plan. GHA will be submitting this plan to its HUD's Office in Greensboro, NC by July 15, 2001, which is the due date for the PHA Plan submittal.

Please consider being a part of this Resident Advisory Board. A meeting has been scheduled for Thursday, April 26, 2001 at 1:30 p.m. at our Central Office at 340 W. Long Avenue. This meeting will be an informative meeting describing the actual PHA plan. Copies of the plan will be available at this meeting.

Ms. Beasley
May 4, 2001
Page 2

I look forward to seeing you at the meeting. Please RSVP by Wednesday, May 9, 2001, to assist us in preparing for the meeting. You may call Tangela Hinton at (704) 864-6771, Extension 211 if you have questions or need additional information.

Sincerely,

GASTONIA HOUSING AUTHORITY

Gary Foster
Executive Director

WGF:tlh
Enclosure

RAB Minutes from meeting held Thursday, May 10, 2001 – 3:00 PM

In attendance were representatives from all Public Housing Sites as well as Section 8.

The purpose of this meeting was to explain the draft of the current PHA Plan and to review GHA's response the Resident Survey. Tangela Hinton explained that she had completed a follow up plan to the Resident Survey as required by HUD. She went over her responses and asked for input from the Resident Advisory Board.

Communication Questions

Responses were as follow:

- 1.) ***Do you think management provides you information about: maintenance and repair (for example: water shut-off, boiler shut-down, modernization activities)?***

- *Maintenance orientation classes*
- *Newsletter*
- *Flyers/notices*

RAB added the following comments:

- *Information should be mailed rather put out in flyers. Flyers are sometimes blown away when they are placed the door handles.*
- *Information should be placed on bulletin boards*
- *Bulletin boards need to added at Mountainview and Cameron Courts Community Centers.*

- 2.) ***Do you think management provides you with information about the rules of your lease?***

- *Lease review at move-ins*
- *Lease review at reexamination*
- *Lease updates in newsletter*

RAB had no additional comments.

- 3.) ***Do you think management provides you with information about: meetings and events?***

- *Flyers, on site bulletin boards, newsletters*

RAB added the following comments:

- *Again, information needs to be sent through the mail*

- 4.) ***Do you think management is: responsive to your questions and concerns?***

- *Consensus was "no". The RAB members are not happy with our current phone system and do not feel that they the proper response time to their calls. The RAB felt that the staff should return their calls by the end of the day. It was advised that if resident does not get reasonable response time, they should call back.. The Weldon representative stated that the*

community did not seem to know who to speak with when they call the housing authority. She stated that the community as a whole did not seem to understand everything.

- RAB members at Weldon feel that when residents come the housing authority to report information regarding other residents, especially false information, incidents should be followed up on before being acted upon.

5.) *Do you think management is: courteous and professional with you?*

- Watch voice tone
- Provide pleasant responses
- Be helpful and willing to go the extra mile

RAB added the following comments:

- Weldon representative: No. People do not appreciate the way they are approached and talked to.

The following were additional comments and discussion:

- Question from Mountainview representative: Do you have sign your name when you send in a complaint letter? Residents at Mountainview are afraid to get involved. Answer: Anonymous letter can be sent in.
- Question of how could fear of residents be reduced:
- Lisa Friend added that she had suggested to police that residents at Mountainview are afraid. Ms. Friend stated that police suggest that residents call and report incidents and that there is a number you can call to report any activity that goes on without anyone knowing who calls.
- Linwood representative suggests that there should be a resident from each complex designated to assist other residents with reading and understanding information from the housing authority.

6.) *Do you think management is: supportive your resident organizations?*

- Provide staff support
- Encourage staff participation

RAB added the following comments:

- Housing Authority staff should attend community functions

Safety Questions (No follow-up plan required)

1.) *How safe do you feel: in your unit/home?*

- Increase police patrol

RAB added the following comments:

- Yes

2.) *How safe do you feel: in your building?*

- Increase police patrol

No comments from RAB

3.) *Do you think any of the following contribute to crime in your development? Bad lighting?*

- Additional lighting on sites

RAB agreed with comment. Nothing additional to add.

3.) ***Are you aware of any crime prevention programs available to residents (for example, Neighborhood Watch, Black Watch, Community Policing, Tenant Patrol, Street Patrol)?***

- Organize community watch programs through the off duty policing who are hired through the PHDEP.

RAB agreed with comment. Nothing additional to add.

Neighborhood Appearance Questions

1.) ***How satisfied are you with the upkeep of the following areas in your development: common areas (for example: stairways, walkways, hallways, etc.)?***

- Sidewalks/landscaping

RAB added the following comments:

- Cameron representative: Trash is bad. Maintenance picks up trash in the morning and by late in the day, residents from other neighborhoods throw paper down and don't pick it up.
- Mountainview representative: Around 2109 Lyon there are fire ants and they are getting worse. Children cannot play. Also, the ditch out at the store – people throw trash over in the ditch, residents as well as other people in the area.
- Linwood representative: Flowers need to be planted at all complexes. She would like to see a garden club organized.
- Linwood representative: There are two trees that need to be cut down. Water stands on ground at 1537 Conrad when it rains.
- Weldon representative: Maintenance does a good job. People do not get trash in dumpsters. Residents should be charged for this.
- Mountainview representative: At 836 Radio Street – The bathroom smells like sewage when it rains.
- Cameron representative: At 1330 Cameron – water stands under the clothes line when it rains.

2.) ***How satisfied are you with the upkeep of the following areas in your development: exterior of buildings?***

- Repaint
- Pressure wash buildings

RAB added the following comments:

- There were no real problems.

Mountainview representative: Children play with sidewalk chalk, however, it washes or wears off.

3.) ***How satisfied are you with the upkeep of the following area in your development: parking areas?***

- Reseal the asphalt
- Re-stripe the parking spots
- Vehicle policy
- Vehicle registration

RAB added the following comments:

- Mountainview representative: Handicap sign keeps being taken down.
- Linwood representative: There are no designated parking spaces. There needs to be control on whose cars belong in parking lot. Vehicle policy needs to be updated and enforced.

4.) ***How satisfied are you with the upkeep with the following areas in your development: recreations areas (for example: playgrounds and other outside facilities)?***

- HA is in the process of acquiring playground equipment

RAB added the following comments:

- Mountainview representative: There is not enough recreation.
- Linwood representative: Linwood needs recreation (grill – TV mounted on the wall for movies, horseshoes, shuffle board).
The grounds at the back of the building need to be prepared as more of a park type environment, where residents can go to cook out and play games.

5.) ***How often, if at all, are nay of the following a problem in your development: Broken glass?***

- Continue to pick up as usual.

RAB added the following comments:

- Linwood representative: There is a lot of glass around the dumpster, residents pick it up and place in dumpster.

6.) ***How often, if at all, are any of the following a problem in your development: noise?***

- Weldon representative: There is a lot of loud music coming from residents and as well as visitors who drive through the parking lot.
- Cameron representative: Children riding on scooters with noise makers on the spokes.

6.) ***How often, if at all, are any of the following a problem in your development: trash/litter?***

- Green tag system

RAB added the following comments:

- People should be charge correctly. Trash bags should be gone through to see who is possibly throwing trash bags outside dumpsters.

- Mountainview representative: When you see someone throw down trash, encourage them to pick up in the dumpster.
- Section 8 representative: People do not clean up after their pets. It is a problem on North Weldon Street, Southwood Realty Apartments.

***7.) How often, if at all, are any of the following a problem in your development:
Rodents and insects (indoors)?***

- Discuss issue with existing exterminating company

RAB added the following comments:

- Weldon representative: Problems at Weldon with raccoons and snakes.
- Mountainview representative: Problems with mice
- Cameron representative: Suggests that residents put peanut butter on traps to catch mice.

Other general discussion and comments:

- All members of the RAB agreed that speed bumps would deter speeders in sites.
- Security will be discussed at next meeting.
- Next meeting to be held on Thursday May 24, 2001, 3:00 PM. Meeting will be held at Linwood Community Building. Each member will bring a dish.

May 17, 2001

Dear Resident Advisory Board (RAB) Member:

**Subject: Gastonia Housing Authority Resident Advisory Board (RAB) Meeting
Thursday, May 24, 2001 at 3:00 p.m., Linwood Terrace Community
Building**

Please find attached a copy of the proposed Pet Policy and the revised GHA Dwelling Lease. These documents are for you to review and provide input at the next scheduled RAB meeting. This meeting will be held on Thursday, May 24, 2001 at 3:00 at the Linwood Terrace Community Building located off of Linwood Road.

Each member is asked to bring a covered dish. Our goal is to encourage fellowship among our residents at all sites.

The GHA Staff is looking forward to seeing you at this meeting. Please remember to review the following items before attending this meeting:

- Attachment G – Community Services Requirement
- Attachment H – Section 8 Homeownership Capacity Statement
- Attachment I- Membership to the Resident Advisory Board has been revised
- Attachment J – Pet Policy

For further questions, please contact Lisa Friend, Housing Services Specialist at (704) 864-6771, extension 208.

Sincerely,

GASTONIA HOUSING AUTHORITY

Tangela Hinton
Housing Services Supervisor

Enclosure

RAB Minutes from meeting held Thursday, May 24, 2001 – 3:00 PM

In attendance were representatives from Public Housing sites, Linwood Terrace and Mtn. View. The meeting was held at the Linwood Terrace community building with everyone bringing a covered dish.

The purpose of this meeting was to review any final questions on the draft of the current PHA Plan and to review the GHA's draft of the Pet Policy and the draft of the revised GHA lease for Public housing.

Lisa Friend reviewed the minutes from the last meeting and asked if anyone had any questions or comments.

RAB had no additional comments.

Pet policy draft review

Lisa Friend reviewed the draft for RAB members. Upon completion she asked if anyone had any comments or questions.

RAB responded as follows:

- A representative from both Linwood and Mtn. View communities expressed concerns about allowing pets into public housing due to some people are not responsible pet owners and could not keep their apartment in a clean or sanitary manner.
- Concerns were stated about the majority of public housing is multi-family communities and children may be harmed by a pet owned by a resident who may not be a responsible pet owner.
- A representative from Mtn. View questioned if the high security deposits would apply to birds and fish as well. The representative felt the deposits were substantiated for cats and dogs because of possible costly damages to the apartment. They felt deposits were considerably high for a bird or a fish tank however.
- A question asked by a representative from Mtn. View was if the GHA was planning to enforce the pet policy. Lisa Friend stated the Pet policy will become an attachment to the new Lease and will be enforced.

Lease draft review:

Lisa Friend reviewed the draft for the new lease revisions. Upon completion of the review the RAB was asked if they had any comments or concerns to the changes.

RAB added to following comments:

- The issue of parking was brought up. Residents feel that visitors should not be allowed to park close to the unit. The discussion led to possible visitor parking. Lisa Friend explained to the RAB members that parking spaces are limited in some of the communities.
- RAB members stated that we are still having a problem with people living in apartments that are not on the lease. Members feel that most of the problems in public housing are coming from visitors and people living in the units that are not on the lease and subject to the screening process as the head of the households are.

No additional comments were made.

Other general discussion and comments:

- RAB members suggested that we meet again at the Linwood Terrace Community Building and have a covered dish again. They stated that this gives the RAB members the opportunity to talk with other residents giving them the opportunity to discuss problems and concerns and give & get suggestions on how to make their communities a better place to live.
- Community Service Plan & Section 8 home ownership will be discussed at the next meeting.
- Next meeting to be held on Friday June 8, 2001, 3:00 PM.

**Resident Survey Follow-Up Plan
FY-2001
Gastonia Housing Authority
October 2001**

The Gastonia Housing Authority (GHA) has developed its Survey Follow-up Plan based on the areas identified by the survey as areas of needed improvement. The identified areas required for a Follow-Up Plan are found in the areas of Communication and Neighborhood Appearance.

As stated in the Federal Register dated June 28, 2000, Volume 65, Number 125, the GHA is required to identify actions to be taken in the next fiscal year. In addition, the target date of completion and the funding source should be identified in this plan.

In the area of Communication, the resident survey asked residents the following questions as listed below. After each question, the GHA has listed what is currently being done followed by what it will do in order to improve in the area of communication.

The GHA score in the area of Communication was **74%**.

- 1. Do you think management provides you information about: maintenance and repair (for example: water shut-off, boiler shut down, modernization activities)?*

GHA present steps:

The GHA currently informs its residents of any maintenance and repair within a 48-hour period through the mailing of letters and/or distribution of flyers. If an emergency arises, the residents are informed of the emergency maintenance and repair by knocking on the doors of the residents who are affected by the emergency.

GHA proposed steps:

- Maintenance orientation classes
- Newsletter
- Flyers/notices

Target date of completion: An ongoing process

Funding Source: N/A

2. *Do you think management provides you information about the rules of your lease?*

GHA present steps:

The GHA currently reviews the lease with each new move-in during the initial occupancy class.

GHA proposed steps:

- Continue to review the lease at move-ins
- Implement a Lease review at every annual reexamination
- Provide Lease updates in newsletter
- Include a Lease question and answer section in the GHA's Newsletter

Target date of completion: An Ongoing process

Funding Source: N/A

3. *Do you think management provides you information about: meetings and events?*

GHA present steps:

The GHA presently provides information to its residents by the distribution of flyers, word of mouth, telephone calls, and Resident Organizations.

GHA proposed steps:

- Continue to the flyers distribution of upcoming events
- Display information of on-site bulletin boards
- GHA Newsletter

Target date of completion: An ongoing process

Funding source:

4. *Do you think management is: responsive to your questions and concerns?*

GHA present steps:

The GHA staff presently answers questions and addresses concerns that the residents ask. In addition, if a GHA staff person is unable to address what has been asked, they will make a referral to a staff person who can address the concerns or questions. Regarding complaints, the GHA has implemented a complaint log in which the GHA staff should record and follow through with complaints.

GHA proposed steps:

- Continue to make referrals for questions and concerns that cannot be answered by a particular staff person.
- Return phone calls promptly
- Remember follow-through

Target date of completion: An ongoing process

Funding Source: N/A

5. *Do you think management is: courteous and professional with you?*

GHA present steps:

The GHA staff strives to be courteous and professional with every contact made with residents through phone contact, visitation and correspondence.

GHA proposed steps:

- To always be conscience of voice tone
- To provide pleasant responses
- To be helpful and willing to go the extra mile

Target date of completion: An ongoing process

Funding Source: N/A

6. *Do you think management is: supportive of your resident organization?*

GHA present steps:

At the time the resident surveys were mailed, the resident organizations were in the initial stages of reorganization.

GHA proposed steps:

- To provide staff support for the resident organizations
- To encourage staff participation in residential activities.

Target date of completion: An ongoing process

Funding Source: N/A

In the area of Neighborhood Appearance, the resident survey asked residents the following questions as listed below. After each question, the GHA has listed what is currently being done followed by what it will do in order to improve in the area of Neighborhood Appearance.

The GHA score in the area of Neighborhood Appearance was **73%**.

1. How satisfied are you with the upkeep of the following areas in your development: common areas (for example: stairways, walkways, hallways, etc)?

GHA present steps:

The GHA walks through its properties daily to remove all debris, trash, broken glass, cans, trash, etc.

GHA proposed steps:

- To continue to keep the yards clean on a daily basis.
- To involve the residents in keeping the neighborhoods clean.
- To enhance the current sidewalks
- To upgrade present landscaping.

Target date of completion: An ongoing process

Funding Source: Capital Funds

2. How satisfied are you with the upkeep of the following areas in your development: exterior of buildings?

GHA present steps:

The GHA currently paints over any graffiti and/or writings on buildings, repaints any areas as deemed necessary.

GHA proposed steps:

- To repaint as necessary (panels, doors, stuccos, etc.)
- To pressure wash buildings

Target Date of Completion: An ongoing process

Funding Source: Capital fund

3. How satisfied are you with the upkeep of the following area in your development: parking areas?

GHA present steps:

The GHA currently restripes its parking areas as deemed necessary. The upkeep of the parking areas are blown and kept clean on a regular basis.

GHA proposed steps:

- To reseal the asphalt as needed
- To re-stripe the parking lots as needed

- To incorporate a stricter vehicle policy
- To update the current vehicle registration policy

Target date of completion: An ongoing process

Funding Source: N/A

4. How satisfied are you with the upkeep of the following areas in your development: recreation areas (for example, playgrounds and other outside facilities)?

GHA present steps:

The GHA currently monitors the playground equipment to ensure that its safety.

GHA proposed steps:

- To acquire playground equipment for all family sites

Target Date of completion: December 2001—(Check with Sam on completion date)

Funding Source: Capital Funds

5. How often, if at all, are any of the following a problem in your development: broken glass?

GHA present steps:

The GHA staff picks up broken glass, discards, and disposes of it on a daily basis.

GHA proposed steps:

- To continue to pick up as usual

Target date of completion: An ongoing process

Funding Source: N/A

6. How often, if at all, are any of the following a problem in your development: noise?

GHA present steps:

The GHA currently communicates with the Community Police in regards to the noise on site. In addition, residential conferences are requested as complaints are made concerning noise, and incident reports are reviewed on a monthly basis as they are received from the local police department.

GHA proposed steps:

- Noise violation
- Community police

Target date of completion: An ongoing process

Funding Source: N/A

7.How often, if at all, are any of the following a problem in your development: trash/liter?

GHA present steps:

The GHA maintenance picks up trash daily. If large accumulations of trash are found, the resident is mailed a letter, the trash is picked up and a charge is assessed.

GHA proposed steps:

- To implement a stricter “green tag system”

Target date of completion: An ongoing process

Funding source: N/A

8.How often, if at all, are any of the following a problem in your development: rodents and insects (indoors)?

GHA present steps:

At the time the resident survey was completed, the GHA was experiencing some problems with their contracted exterminator. However, since the release of the survey results, the GHA has hired another exterminator that has provided great results.

GHA proposed steps:

- Discuss issue with existing exterminating company

Target date of completion: An ongoing process

Funding Source: Capital Funds

2001 RAB MEMBERS

MOUNTAIN VIEW					
NAME	ADDRESS	CITY	STATE	ZIP	PHONE NUMBER
WILMA WILLIAMS	2109 LYON ST.	GASTONIA	NC	28052	810-6594
FOSTINA THROWER	549 HENDERSON ST.	GASTONIA	NC	28052	704-867-3864
CAMERON COURTS					
NAME	ADDRESS	CITY	STATE	ZIP	PHONE NUMBER
HATTIE BURRIS	1332 BAUGH ST	GASTONIA	NC	28052	704-867-7013
PHYLLIS S. WYKLE	1336 BAUGH ST	GASTONIA	NC	28052	704-865-0013
PHYLLIS J. WYKLE	1346 BAUGH ST	GASTONIA	NC	28052	704-852-4005
PERDENCIA BARROW	1320 BAUGH ST	GASTONIA	NC	28052	704-866-8144
WELDON HEIGHTS					
NAME	ADDRESS	CITY	STATE	ZIP	PHONE NUMBER
PHYLLIS MURRIEL	856 BARKLEY ST	GASTONIA	NC	28052	704-867-1983
JOHNNIE REID	836 RADIO ST	GASTONIA	NC	28052	704-866-4492
NAME	ADDRESS	CITY	STATE	ZIP	PHONE NUMBER
DARTHEY WHITE	1557 CONRAD AVE	GASTONIA	NC	28052	704-852-9803
MILDRED BARRETT	1561 CONRAD AVE	GASTONIA	NC	28052	704-853-2227
WILMA ADAMS	1559 CONRAD AVE	GASTONIA	NC	28052	704-867-0806
JANE DEE	1527 CONRAD AVE	GASTONIA	NC	28052	704-867-6743
GLADYS BURRIS	1537 CONRAD AVE	GASTONIA	NC	28052	704-868-3325
GLADYS WATSON	1635 CONRAD AVE	GASTONIA	NC	28052	704-865-4306
LINDA RHYNE	1518 CONRAD AVE	GASTONIA	NC	28052	704-864-6028

SECTION-8					
NAME	ADDRESS	CITY	STATE	ZIP	PHONE NUMBER
VIRGINIA LEE	410 S. WELDON ST	GASTONIA	NC	28052	704-852-4398
MIKE WITHERS	914 H. DAVIS AVE	GASTONIA	NC	28052	704-864-8195
JANET GORDON	550 S. BOYD ST.	GASTONIA	NC	28052	704-862-0161